

KOONTZ-McKEVER HOUSE

49-51 UNION STREET

The double house, 49-51 Union Street, fronts the west side of that street about 100 yds. below its intersection with Pennsylvania Avenue in Westminster. Each half of the double house is identical in basics, consisting of a two-bay-by-two-bay two-story tall gable roofed dwelling, the ground floor of which is shaded by a hipped roof, simply posted and balustered porch. The units are, along with 57-59 Union Street, examples of the buildings erected in the early 1850's on Union Street to house the City's black population. An early photograph, probably dating from the 1860's or very early 70's, shows the rear of 49-51, in its original clapboarding, and shows that very little has been changed since the house was first erected.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Koontz-McKever House

AND/OR COMMON

Frisby-Cooper House

2 LOCATION

STREET & NUMBER

49-51 Union Street

CITY, TOWN

Westminster

VICINITY OF

CONGRESSIONAL DISTRICT

7

STATE

Maryland

COUNTY

Carroll

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

(a) Harriet E. Frisby

Telephone #:

STREET & NUMBER

(See also question 10)

49 Union Street

CITY, TOWN

Westminster

VICINITY OF

STATE, zip code

Maryland 21157

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Carroll County Office Building

Liber #: 164

Folio #: 408

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The double house, 49-51 Union Street, fronts the west side of that street about 100 yds. below its intersection with Pennsylvania Avenue in Westminster. Each half of the double house is identical in basics, consisting of a two-bay-by-two-bay two-story tall gable roofed dwelling, the ground floor of which is shaded by a hipped roof, simply posted and balustered porch. The units are, along with 57-59 Union Street, examples of the buildings erected in the early 1850's on Union Street to house the City's black population. An early photograph, probably dating from the 1860's or very early 70's, shows the rear of 49-51, in its original clapboarding, and shows that very little has been changed since the house was first erected.

Such changes as are present exist in cosmetics, such as in the green asbestos shingles that now cover 51, and such details as storm doors, and windows. Number 49 Union Street is a particularly fine unchanged dwelling, in that it still has the original shake roof on both the main house and on the front porch. Windows, regularly spaced on all facades, are interestingly enframed by white wooden lintels and sills, with simple boards running down the sides. Black louvered shutters flank the principal facade's windows on 51 Union Street. Ground floor windows are elongated on the principal facades of both units, as are the second story windows of 49 (making one suspect that they were altered in the late 19th century). The original gable-end interior flat capped chimney still exists on the south facade of 49 Union Street, while its been replaced on 51 by a block exterior chimney flue. In plan, the houses are much as one would expect, consisting of hall and parlor arrangement. Such a plan, was, of course, typical of early vernacular homes in the area, and had been used in the region for over 100 years prior to the erection of these dwellings.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES c. 1855

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Like its neighbor to the north, 57-59 Union Street, 49-51 Union Street is a significant unit in the City, and in the County, and it is a relatively unchanged example of the types of units built in the early 19th century to house Westminster's black population. The shake roof of number 49, as well as that unit's clapboarding, the total spatial-bay treatment of both units all seem relatively unchanged from the way they appeared in a c. 1870 photograph of Union Street. The detailing of these units reveals the high level of craftsmanship found in the City at that time, and it is interesting that such craftsmanship, as well as solid-void proportioning, was evident on very low cost houses as well as on the grander houses on Main Street. The units are fine examples of the small two bay two story hall and parlor type dwellings that had been built in this region for 100 years prior to the opening up of Union Street, and are, thus, interesting examples of survival of a style.

The land on this part of Union Street had possibly been owned by the Roop-Royer families in the very early 19th century. However, by the 1840's or 50's lots were being laid out on these former farms, George A. W. Bowersox having purchased lots 13, 14, and 15 on October 30, 1854 for \$150 (Carroll County Deed Book 17, Page 262.) Lot 15, containing 57-59 Union Street, was sold, with the house already erected, in 1854 and the other two lots were sold on November 22, 1859 to Michael Byers for \$800. The deed here notes that the lots "are improved with two double-framed weatherboarded houses thereon erected", thus dating 49-51 somewhere between 1854 and 1859, (26/130). In 1866 the houses became separately owned when John Koontz bought 49 Union Street for \$500. Their layout on the 1876 plat of the City (with a diagonal line running through the house splitting it in half) and the reference to the place in the 1881 City Directory, listing one John McKeever as living at 49 and John Koontz at 51, indicate a duality of ownership that would continue to the present day.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

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82

CARR-506

KOONTZ-MCKEER HOUSE

49-57 Union St.
Westminster

82%

History
Section

p. 54-56

CXXVI

Inventory Section F-20

#506

48%